177.0	0006	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	707,700	/	707,700
USE VALUE:	707,700	/	707,700
ASSESSED:	707,700	/	707,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAUNG STEPHEN &
Owner 2:	WANG JIN
Owner 3:	
Street 1:	104 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BINELL HELEN M/ESTATE -
Owner 2:	-
Street 1:	104 LANCASTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,380 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 2257 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	279,100	600	428,000	707,700
Total Card	0.146	279,100	600	428,000	707,700
Total Parcel	0.146	279,100	600	428,000	707,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.59 | /Parcel: 313.5

Legal Description

User Acct 119918

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	600	6,380.	428,000	707,700	707,700	Year End Roll	12/18/2019
2019	101	FV	230,800	600	6,380.	421,900	653,300	653,300	Year End Roll	1/3/2019
2018	101	FV	230,800	600	6,380.	324,000	555,400	555,400	Year End Roll	12/20/2017
2017	101	FV	230,800	600	6,380.	305,700	537,100	537,100	Year End Roll	1/3/2017
2016	101	FV	230,800	600	6,380.	281,200	512,600	512,600	Year End	1/4/2016
2015	101	FV	216,800	600	6,380.	262,900	480,300	480,300	Year End Roll	12/11/2014
2014	101	FV	216,800	600	6,380.	242,100	459,500	459,500	Year End Roll	12/16/2013
2013	101	FV	216,800	600	6,380.	242,100	459,500	459,500		12/13/2012

!13919!

PRINT

Date	Time
12/11/20	03:48:33

LAST REV

Date	Time
07/30/18	11:39:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13919

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BINELL HELEN M/	1467-2		2/6/2015	Estate/Div	620,000	No	No		
	618-65		3/9/1959			No	No		Helen Binell dod 6/13/13

USER DEFINED

Prior Id # 1:	119918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2006	483	Re-Roof	8,019					
8/24/1992	395		3,000					PORCH-ACCESS RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	189	PATRIOT
9/2/2004	OWNR INFO	BR	B Rossignol
10/26/2000	Hearing N/C	201	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6380		Sq. Ft.	Site		0	70.	0.96	6									427,981						428,000	

Total AC/HA: 0.14646 | Total SF/SM: 6380 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,981 | Spl Credit | Total: 428,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17790341
Const Adj.:	0.99989998
Adj $ / SQ:	123.667
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404535
Depreciation:	125406
Depreciated Total:	279129

COMMENTS

OF = SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

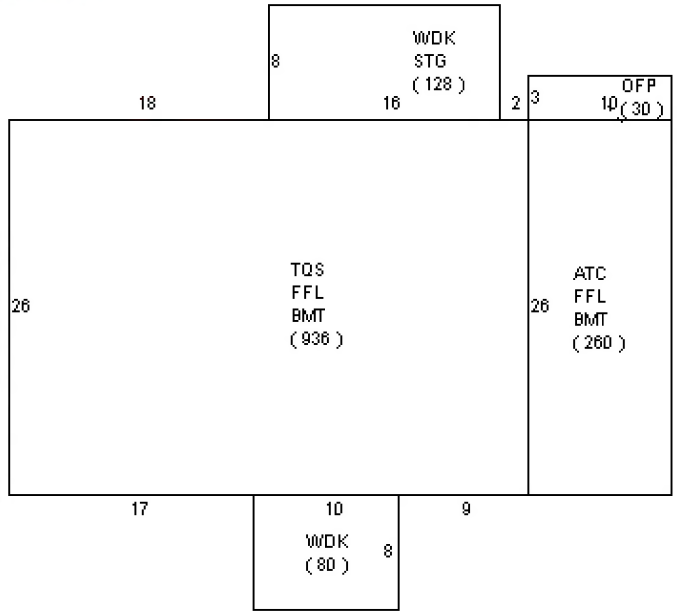
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.67
Special Features:	0	Val/Su Net:	78.60
Final Total:	279100	Val/Su SzAd	140.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	44.330	53,024
FFL	First Floor	1,196	123.670	147,906
TQS	3/4 Story	702	123.670	86,815
WDK	Deck	208	10.810	2,248
STG	Storage	128	7.560	968
ATC	Attic	91	123.670	11,254
OFP	Open Porch	30	44.000	1,320
	Net Sketched Area:	3,551	Total:	303,535
Size Ad	1989	Gross Are	3954	FinArea 2257

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X18	G	AV	1965	5.42	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600